

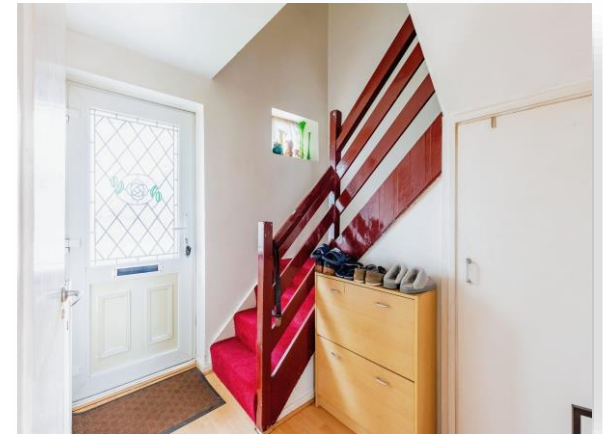


Robin Lane, Wellingborough NN8 4TH

welcome to

Robin Lane, Wellingborough

We are pleased to offer for sale this three bedroom mid terrace property which comes to the market at a very competitive price. Benefits include modern central heating, double glazing and a refitted kitchen. There is an enclosed rear garden. This would make an ideal first time purchase.



Entered Via:

UPVC double glazed door to:

Entrance Hall

Radiator, double glazed window to front, understairs cupboard.

Cloakroom

WC, wash hand basin, tiled floor and walls, double glazed window to front.

Lounge/ Diner

22' x 12' 7" max (6.71m x 3.84m max)

Two double glazed doors to rear garden, two radiators.

Kitchen

11' 2" max x 12' 7" 5 (3.40m max x 3.84m 5)

Range of modern base and eye level units with work surface over, stainless steel sink and drainer unit, space for white goods, radiator, double glazed window to front, built-in pantry, wall mounted central heating boiler.

**First Floor
Landing**

Stairs from entrance hall, loft access, built-in and walk-in "storage" cupboard.

Bedroom One

12' 4" max x 10' plus door recess (3.76m max x 3.05m plus door recess)

Double glazed window to rear, radiator.

Bedroom Two

12' 4" x 9' 4" max (3.76m x 2.84m max)

Double glazed window to rear, radiator.

Bedroom Three

11' x 6' 10" (3.35m x 2.08m)

Double glazed window to front, radiator.

Bathroom

WC, wash hand basin, bath with "electric" shower over, tiled walls, radiator, extractor, double glazed window to front.

**Outside
Front Garden**

Open plan with a small grass area.

Rear Garden

Fence enclosed to include patio with brick built BBQ, lawn, gated access leads onto a green area with paths and trees.



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welcome to

Robin Lane, Wellingborough

- Three bedrooms
- Modern fitted kitchen
- Downstairs WC
- Double glazing and central heating
- An ideal first time purchase or rental investment

Tenure: Freehold EPC Rating: C

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBR113498



Property Ref:
WBR113498 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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